

Section 38

BP BUSINESS PARK DISTRICT

Sections:

38.010	Intent.
38.020	Permitted uses.
38.030	Lot area and width.
38.040	Lot coverage.
38.050	Yards.
38.060	Building height.

38.010 Intent.

The intent of the business park district is to provide for high-quality settings and facilities for the development of a wide range of compatible employment opportunities. These areas should be developed so as to recognize the impact on surrounding or adjacent development and contribute to the overall image of the community. Compatibility with adjacent land uses and zoning is required.

38.020 Permitted uses.

Permitted uses in the BP district are as follows:

A. Principal Uses.

- Administrative and research office facilities
- Essential services (Type I)
- Hospitals
- Laboratories, research and diagnostic
- Manufacturing, light, and completely indoors
- Medical clinics
- Pilot plants
- Professional and business offices
- Prototype development
- Technology research establishments
- Temporary buildings, for and during construction only

B. Conditional Uses.

- Banks and financial institutions
- Day care centers
- Essential services (Type II)
- Health and exercise establishments
- Trade schools
- Any use approved as part of a planned unit development subject to provisions of Section 54

C. Accessory Uses.

Fences

Other buildings and structures typically accessory to permitted uses

Refuse containers

Signs, subject to Section 65

Temporary buildings and yards incidental to construction work

Parking areas as required by Section 47.

38.030 Lot area and width.

Lot area for the BP district shall not be less than one acre, and no lot width shall be less than one hundred fifty feet (150').

38.040 Lot coverage.

Not more than sixty percent (60%) of the total lot area shall be occupied by impervious surfaces in the BP district. The remaining forty percent (40%) of the total lot area shall be landscaped as defined in Section 46.

38.050 Yards.

Every lot in the BP district shall have the following minimum yards:

Front yard 35 feet*

Rear yard 25 feet*

Side yards 25 feet*

- * All yards fronting on public or private streets shall be a minimum of thirty-five feet (35'). Front, rear and side yard requirements shall be increased three feet (3') for each additional five thousand (5,000) square feet over total gross floor area of twenty-five thousand (25,000) square feet, up to maximum requirement of forty feet (40') for rear and side yards and fifty feet (50') for front yards.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

38.060 Building height.

Maximum building height in the B-P district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater, and thirty-two feet (32') for building with flat roofs or with roof pitches of less than 3:12.